



FOR LEASE

406 E Southern Ave

TEMPE, AZ 85282

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE	\$19 PSF NNN
BUILDING SIZE	1,546 SF
LOT SIZE	8,606 SF
APN	133-28-467
CONSTRUCTION YEAR	1982
ZONING	R-O
PARKING	8 Surface Spots
2023 TAXES	\$2,810.26



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PROPERTY DESCRIPTION



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This well-designed, 1,546 SF office condo is situated on an ±8,600 SF lot with 8 reserved spots. It features 5 private offices, a welcoming reception area, and a fully equipped kitchen. Zoned R-O, this is perfect for businesses seeking a functional and stylish workspace.

LOCATION DESCRIPTION

SVN is pleased to present 406 E Southern Ave for lease. Located in South Tempe close to the US-60 and I-10, the subject property can be easily accessed anywhere throughout the valley. A few miles North is ASU's main campus with an abundance of retail amenities and restaurants. More nearby amenities include Tempe Marketplace, Arizona Mills, and Chandler Shopping Center. Within close proximity, bringing in many tourists each Spring, are the Tempe Diablo Stadium and Sloan Park. This location offers a great central location in the valley with a wide array of amenities and attractions nearby.

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INTERIOR PHOTOS



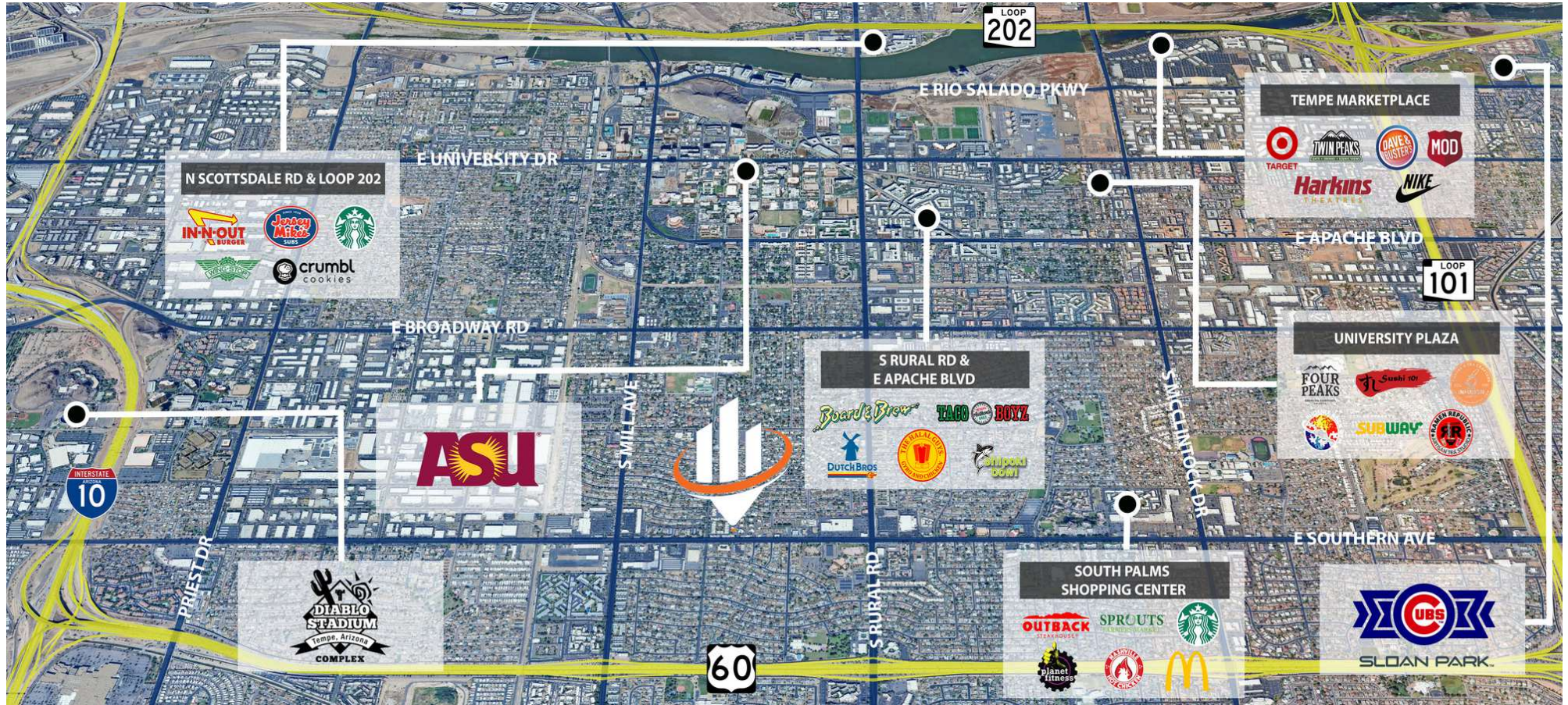
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

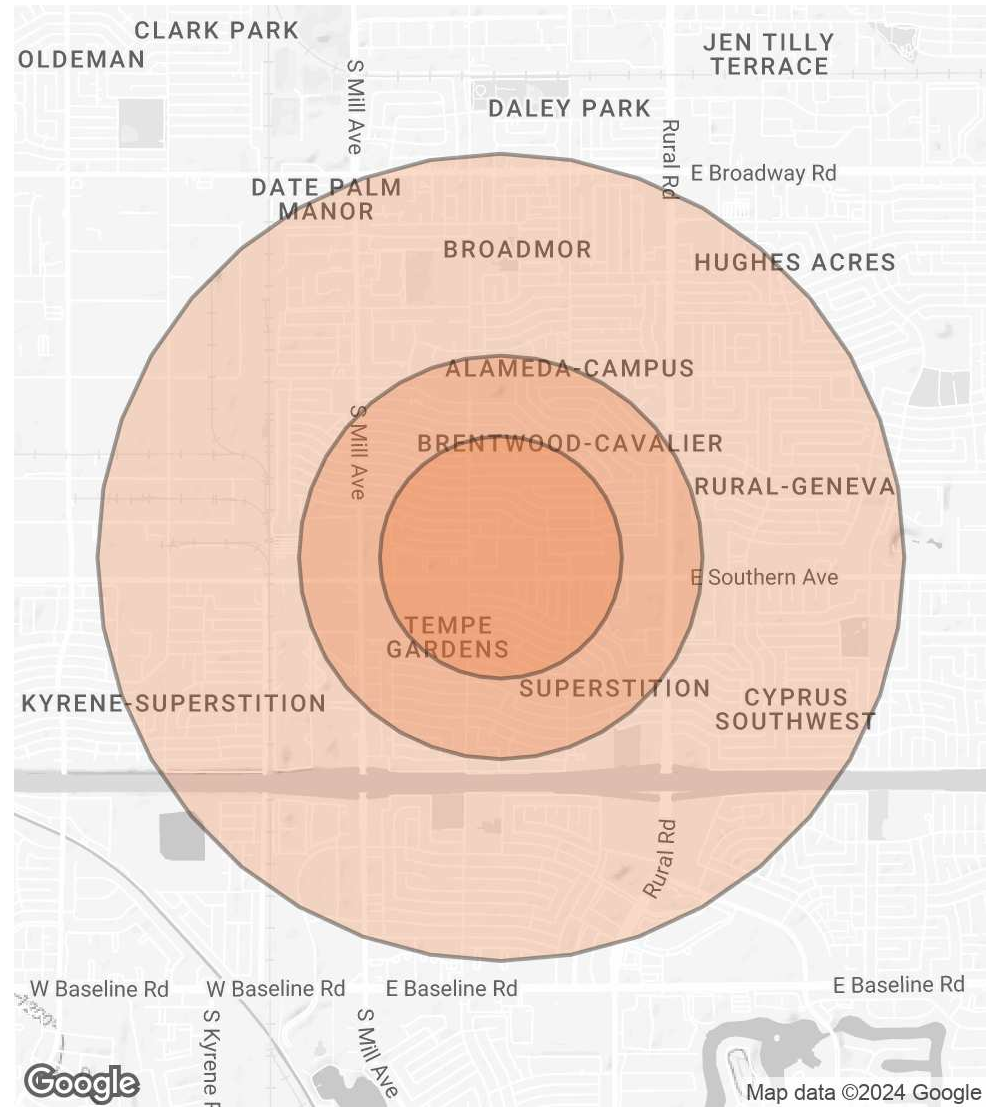
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,371	4,169	17,461
AVERAGE AGE	39	38	36
AVERAGE AGE (MALE)	37	36	35
AVERAGE AGE (FEMALE)	40	39	37

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	519	1,598	7,341
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$88,429	\$91,105	\$92,598
AVERAGE HOUSE VALUE	\$504,403	\$491,651	\$446,703

* Demographic data derived from 2020 ACS - US Census



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